

**MANAGEMENT CERTIFICATE
OF
AUGUSTUS PASS HOMEOWNERS ASSOCIATION, INC.**
Guadalupe County, Texas

Augustus Pass Homeowners Association, Inc. (the "**Association**"), in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Augustus Pass.
2. The name of the Association: Augustus Pass Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Lots 1, and Lots 3 through 24, Block 1; Lots 1 through 4, Block 2; Lots 3 through 30, Block 4; Dean Subdivision, Unit 1, a subdivision according to the plat recorded in Document No. 2017003116, Official Public Records of Guadalupe County, Texas.

Lots 5 through 23, 25 and 26, Block 2; and Lots 31 through 47, 49 and 50, Block 4, located in Dean Subdivision, Unit 2, a subdivision located in Guadalupe County, Texas, according to the map or plat recorded as Document No. 2017003117 in the Official Public Records of Guadalupe County, Texas.

Lots 1 through 19, and Lots 51 through 71, Block 4, located in Dean Subdivision, Unit 3, a subdivision located in Guadalupe County, Texas, according to the map or plat recorded as Volume 9, Pages 50 and 51 in the Official Public Records of Guadalupe County, Texas.

4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Augustus Pass Homeowners Association, Inc., c/o RealManage, 613 NW Loop 410, Ste. 510 San Antonio, TX 78216.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	RealManage
Mailing Address:	613 NW Loop 410, Ste. 510 San Antonio, TX 78216
Telephone Number:	866.473.2573
Email Address:	augpass@ciramail.com ; realservice@ciramail.com

7. Website to access the Association's dedicatory instruments: www.realmanage.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Resale Certificate Fee – \$375.00

Transfer Fee - \$325.00

Working Capital Assessment - \$352 for 2022 [*this amount is subject to change, amount equal to the regular annual assessment amount for the current fiscal year*].

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

AUGUSTUS PASS HOMEOWNERS ASSOCIATION,
INC., a Texas non-profit corporation

By: Carolyn Thacker

Name: Carolyn Thacker

Title: Director of Community Association Management

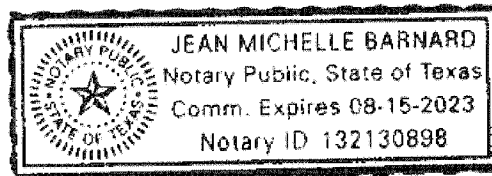
STATE OF TEXAS §

COUNTY OF BEXAR §
§

This instrument was acknowledged before me this 29 day of MAY, 2022 by Carolyn Thacker, Director of Community Association Management for Augustus Pass Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

Jean Michelle Barnard
Notary Public Signature



AFTER RECORDING RETURN TO:

ALEX S. VALDES, ESQ.

WINSTEAD PC

401 CONGRESS AVENUE, SUITE 2100

AUSTIN, TEXAS 78701

AVALDES@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions, and Restrictions for Augustus Pass, recorded as Document No. 2016018057, Official Public Records of Guadalupe County, Texas.
2. Augustus Pass Community Manual, recorded as Document No. 2016025235, Official Public Records of Guadalupe County, Texas.
3. Non-Material Correction to Declaration of Covenants, Conditions, and Restrictions for Augustus Pass, recorded as Document No. 2017023049, Official Public Records of Guadalupe County, Texas.
4. First Amendment to Declaration of Covenants, Conditions, and Restrictions for Augustus Pass, recorded as Document No. 2017028813, Official Public Records of Guadalupe County, Texas.
5. Augustus Pass Homeowners Association, Inc. Adoption of Working Capital Assessment, recorded as Document No. 2017008159, Official Public Records of Guadalupe County, Texas.
6. Augustus Pass Homeowners Association, Inc. Adoption of Working Capital Assessment, recorded as Document No. 2017028812, Official Public Records of Guadalupe County, Texas.
7. Augustus Pass Homeowners Association, Inc. First Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2017010525, Official Public Records of Guadalupe County, Texas.
8. Notice of Addition of Land to Declaration of Covenants Conditions, and Restrictions for Augustus Pass [Adding Unit 2], recorded as Document No. 2017023050, Official Public Records of Guadalupe County, Texas.
9. Notice of Addition of Land to Declaration of Covenants Conditions, and Restrictions for Augustus Pass [Adding Unit 3], recorded as Document No. 201899025131, Official Public Records of Guadalupe County, Texas.

202299017247

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
06/01/2022 10:44:32 AM PAGES: 4 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel